

FINAL FOR PUBLICATION

INDUSTRIAL PLANNED DEVELOPMENT NO. ____ PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Industrial Planned Development Number ____ (the “Planned Development” or “PD”) consists of approximately 1,062,050 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). West Pullman Development Partners, LLC, is the “Applicant” for this Planned Development pursuant to authorization from the owners of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the

Applicant: West Pullman Development Partners, LLC
Address: 1001-1235 W. 119th Street and 1000-1234 W. 120th Street
Introduced: April 17, 2024
Plan Commission: June 20, 2024

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Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

Notwithstanding the foregoing, the Applicant shall not be responsible for addressing the deteriorated condition of Morgan Street, and the Applicant's obligation to construct curb, gutter, and sidewalk improvements on the west side of Morgan Street shall be subject to the City's provision of funds sufficient to address the deteriorated condition of Morgan Street, including any curb and gutter and other conditions or improvements required by CDOT on the east side of Morgan Street.

All work proposed in the public way must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of these 16 Statements and a Bulk Regulations Table; an Existing Land Use Map, an Existing Zoning Map, a PD Boundary and Property Line Map, a Site Plan, a Landscape Plan, and Building Elevations, all prepared by Ware Malcomb and dated June 20, 2024, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as Industrial Planned Development: manufacturing, production and industrial service (artisan, limited, and general); warehousing, wholesaling, and freight movement (excluding container storage as principal uses, and outdoor storage of raw materials as a principal use); office (not larger than 9,000 square feet, unless accessory to a permitted industrial use); general retail sales (limited to accessory sales of goods produced on-site and not larger than 3,000 square feet); communication service establishments; business support services (except day labor employment agency; copying and reproduction services as a principal use shall not be larger than 3,000 square feet); urban farm (indoor, outdoor, and rooftop operation; retail sales limited to sales of goods produced on site, and sales space shall not occupy more than 3,000 square feet); building maintenance services; construction sales and service (building material sales uses shall have a maximum customer accessible retail sales area of not more than 20% of gross floor area); eating and drinking establishments (not larger than 4,000 square feet and shall not provide entertainment); financial services (excluding consumer loan establishment, payday/title secured loan store, and pawn shop; not larger than 3,000 square feet); personal service (not larger than 3,000 square feet); consumer repair or laundry service (not larger than 3,000 square feet); participant sports and recreation (excluding shooting range facility); vehicle sales and service (heavy equipment sales/rental and motor vehicle repair shop, not including body work, painting or commercial vehicle repairs); co-located and freestanding wireless communication facilities; incidental and accessory uses; and accessory parking.

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6. On-Premise signs, Off-Premise signs, and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development (“DPD”).
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 1,062,050 square feet and a base FAR of 3.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor’s Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and

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jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to Planned Manufacturing District No. 10.

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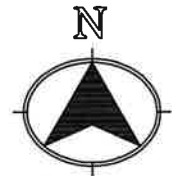
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INDUSTRIAL PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	1,195,728
Area of Public Rights-of-Way (sf):	133,678
Net Site Area (sf):	1,062,050
Maximum Floor Area Ratio:	3.0
Minimum Parking Spaces:	1 space per 4 employees
Minimum Bicycle Parking:	1 per 10 auto spaces
Minimum Loading Berths:	Six - 10'x50'
Maximum Building Height:	40 feet
Minimum Setbacks:	In accordance with plans

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SCALE: 1" = 300'

LEGEND

- OVERSTORY TREE
- ORNAMENTAL TREE
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS

GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect plant materials either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.
- New topsoil is required throughout the fullest dimensions of all aforementioned planters or parkway 2'6" deep. All construction spill such as debris, garbage, barricades, limestone, black top, and all other non-topsoil items must be removed from each planter prior to soil installation.
- All required landscaping within public right-of-way to be replaced, if needed, for a minimum of five (5) years by the original applicant and any subsequent owners.

PARKING LOT SCREENING FROM STREET

(17-11-0202-B, 17-11-0202-C): 413 LF

LANDSCAPING REQUIRED:
1 TREE PER 25 LF = 17 TREES
1 SHRUB EVERY 36" = 138 SHRUBS
5' ORNAMENTAL FENCE

LANDSCAPING PROVIDED:
17 TREES
138 SHRUBS
413 LF ORNAMENTAL FENCE

PARKWAY TREES (17-11-0103-A): 1,665 LF

LANDSCAPING REQUIRED:
1 PARKWAY TREE PER 25 LF OF
STREET FRONTAGE = 67 PARKWAY TREES

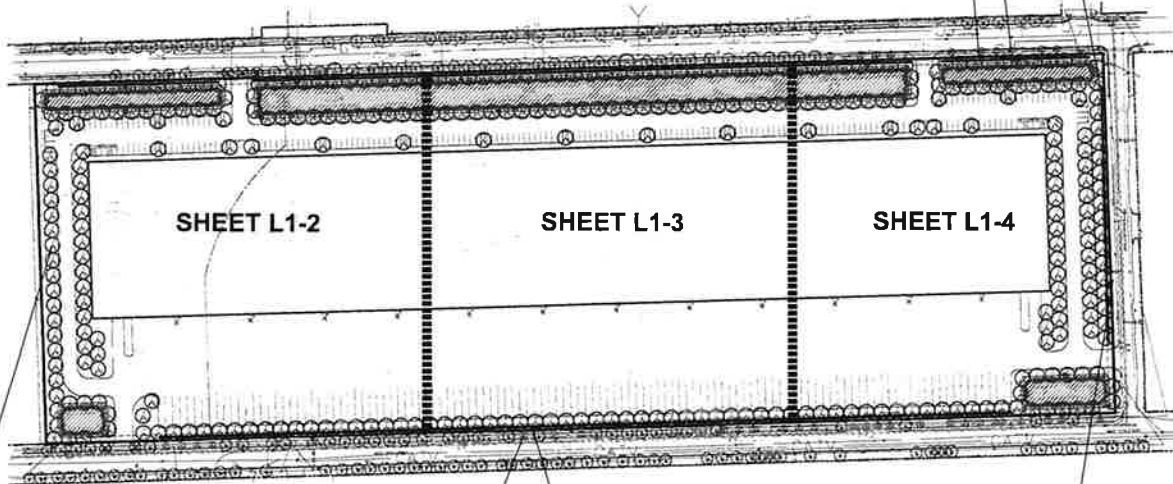
LANDSCAPING PROVIDED:
38 EXISTING PARKWAY TREES
2 PROPOSED SHADE TREES
20 PROPOSED ORNAMENTAL TREES

PARKING LOT SCREENING FROM STREET

(17-11-0202-B, 17-11-0202-C): 1,611 LF

LANDSCAPING REQUIRED:
1 TREE PER 25 LF = 65 TREES
1 SHRUB EVERY 36" = 537 SHRUBS

LANDSCAPING PROVIDED:
65 TREES
537 SHRUBS



INTERIOR LANDSCAPING (17-11-203-B):

389,460 SF

LANDSCAPING REQUIRED:
LANDSCAPE AREA @ 10% = 38,946 SF
1 TREE PER EVERY 125 SF = 312 TREES

LANDSCAPING PROVIDED:
LANDSCAPE AREA 38,946 SF
SHADE TREES 183

PARKWAY TREES (17-11-0103-A): 1,711 LF

LANDSCAPING REQUIRED:
1 PARKWAY TREE PER 25 LF OF
STREET FRONTAGE = 69 PARKWAY TREES

LANDSCAPING PROVIDED:
34 EXISTING TREES
28 PROPOSED ORNAMENTAL TREES

PARKWAY TREES (17-11-0103-A): 520 LF

LANDSCAPING REQUIRED:
1 PARKWAY TREE PER 25 LF OF
STREET FRONTAGE = 21 PARKWAY TREES

LANDSCAPING PROVIDED:
0 PARKWAY TREES*

*NOTE: THE EXISTING PARKWAY IS FILLED WITH
AGGREGATE AND ASPHALT AND IS NOT A
SUITABLE LOCATION FOR TREES.

PARKING LOT SCREENING FROM STREET

(17-11-0202-B, 17-11-0202-C): 1,416 LF

LANDSCAPING REQUIRED:
1 TREE PER 25 LF = 57 TREES
1 SHRUB EVERY 36" = 472 SHRUBS
5' ORNAMENTAL FENCE

LANDSCAPING PROVIDED:
57 TREES
472 SHRUBS
1,416 LF ORNAMENTAL FENCE

OVERALL LANDSCAPE PLAN

APPLICANT: West Pullman Development
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ADDRESS: 1001-1235 W. 119th St. &
1000-1234 W. 120th St.

INTRODUCTION DATE: APRIL 17, 2024
CHICAGO PLAN COMMISSION DATE: JUNE 20, 2024

REVISION:

01 05.03.2024
02 06.18.2024
03 06.19.2024

SHEET L-1

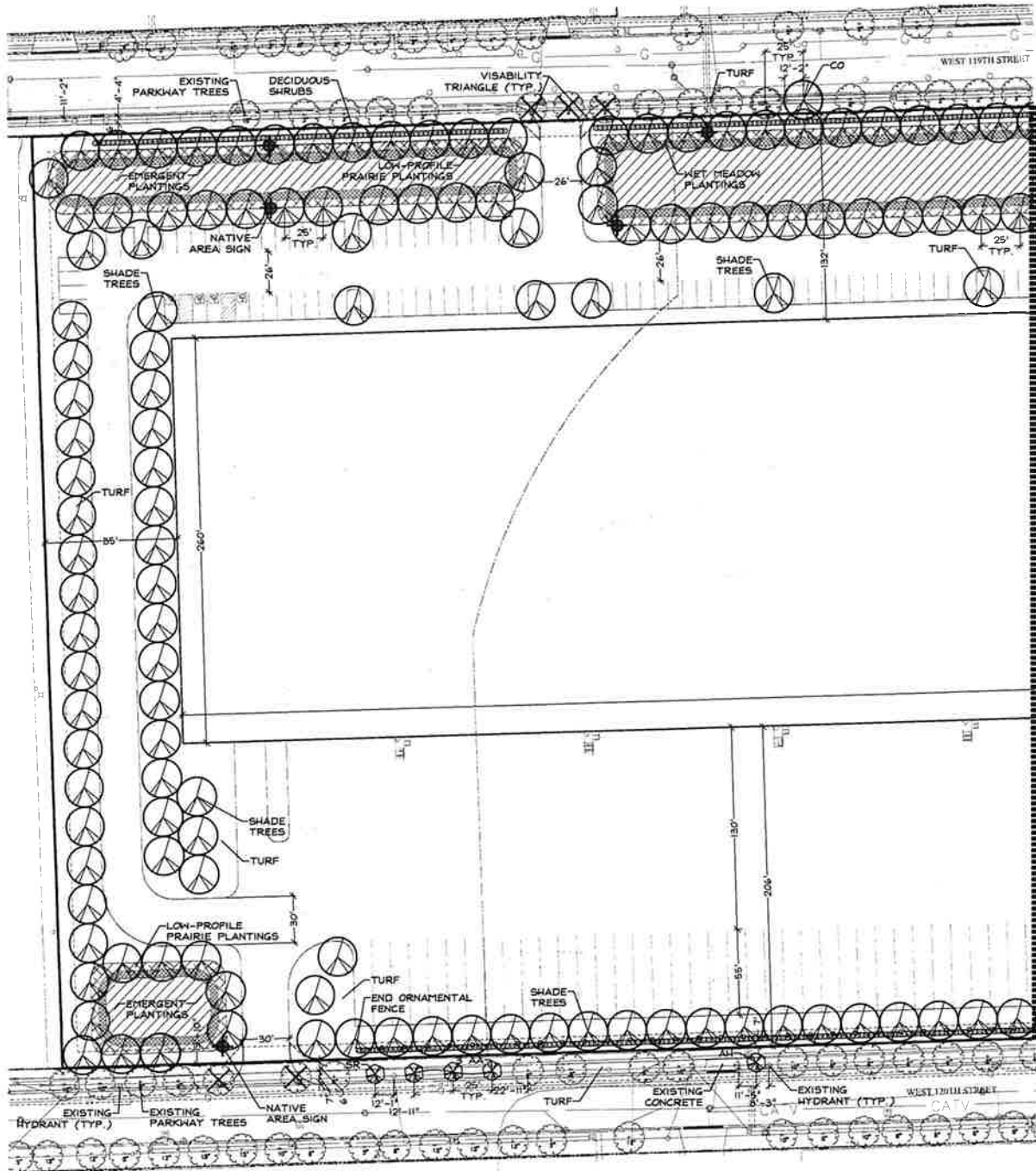


GARY R. WEBER
ASSOCIATES, INC.

LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-1197

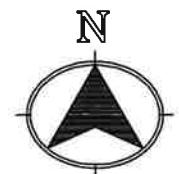
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MATCHLINE - SEE SHEET L-3

LEGEND

- | | | | |
|--|-----------------|--|------------------|
| | OVERSTORY TREE | | DECIDUOUS SHRUBS |
| | ORNAMENTAL TREE | | EVERGREEN SHRUBS |
| | EVERGREEN TREES | | PERENNIALS |



SCALE: 1" = 100'

LANDSCAPE PLAN

APPLICANT: West Pullman Development Partners, LLC.

ADDRESS: 1001-1235 W. 119th St. & 1000-1234 W. 120th St.

INTRODUCTION DATE: APRIL 17, 2024
CHICAGO PLAN COMMISSION DATE: JUNE 20, 2024

REVISION:

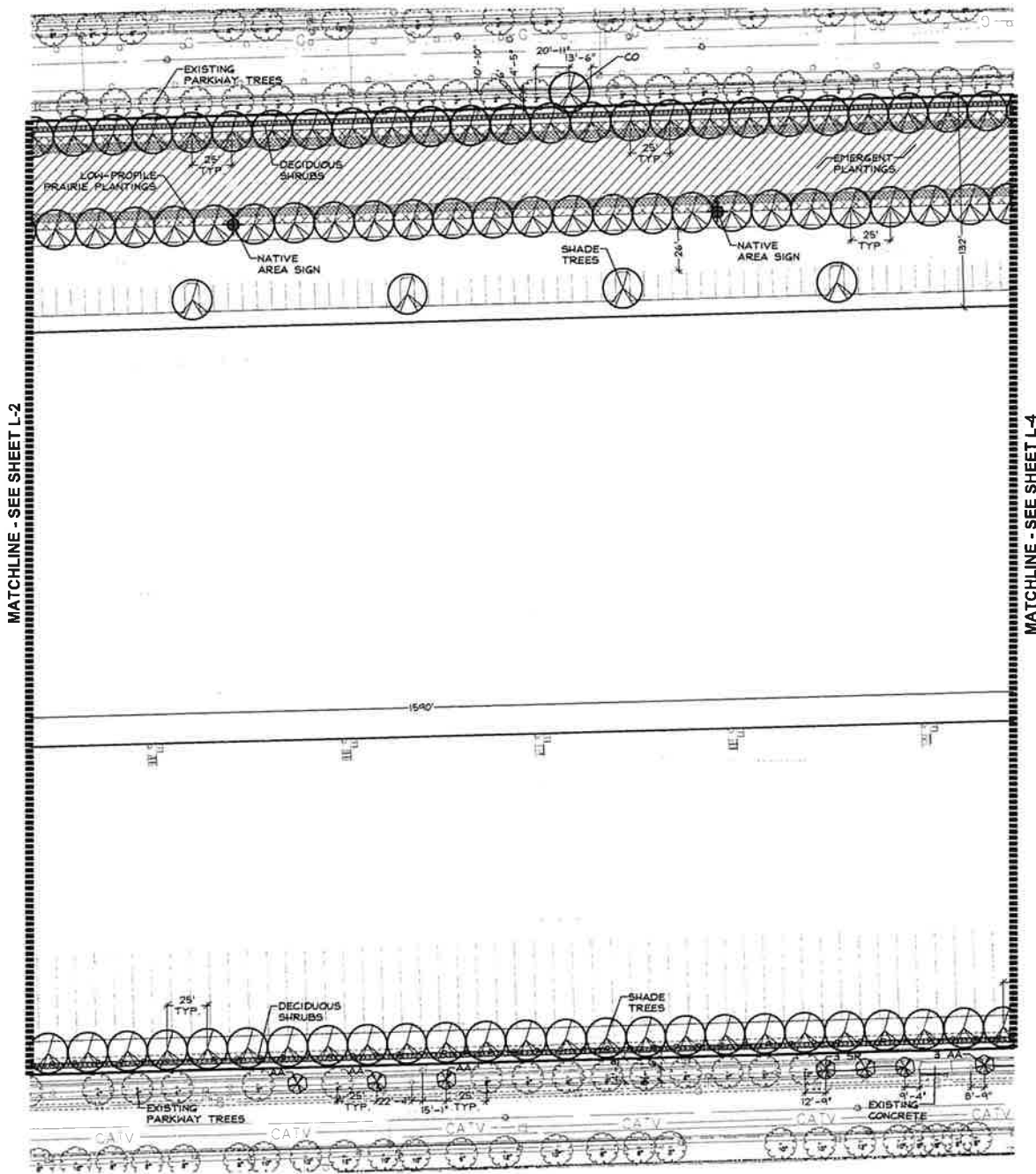
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03	06.19.2024

SHEET L-2



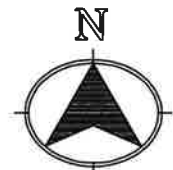
GARY R. WEBER
ASSOCIATES, INC.

LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197



LEGEND

- | | | | |
|--|-----------------|--|------------------|
| | OVERSTORY TREE | | DECIDUOUS SHRUBS |
| | ORNAMENTAL TREE | | EVERGREEN SHRUBS |
| | EVERGREEN TREES | | PERENNIALS |



SCALE: 1" = 100'

LANDSCAPE PLAN

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ADDRESS: 1001-1235 W. 119th St. & 1000-1234 W. 120th St.

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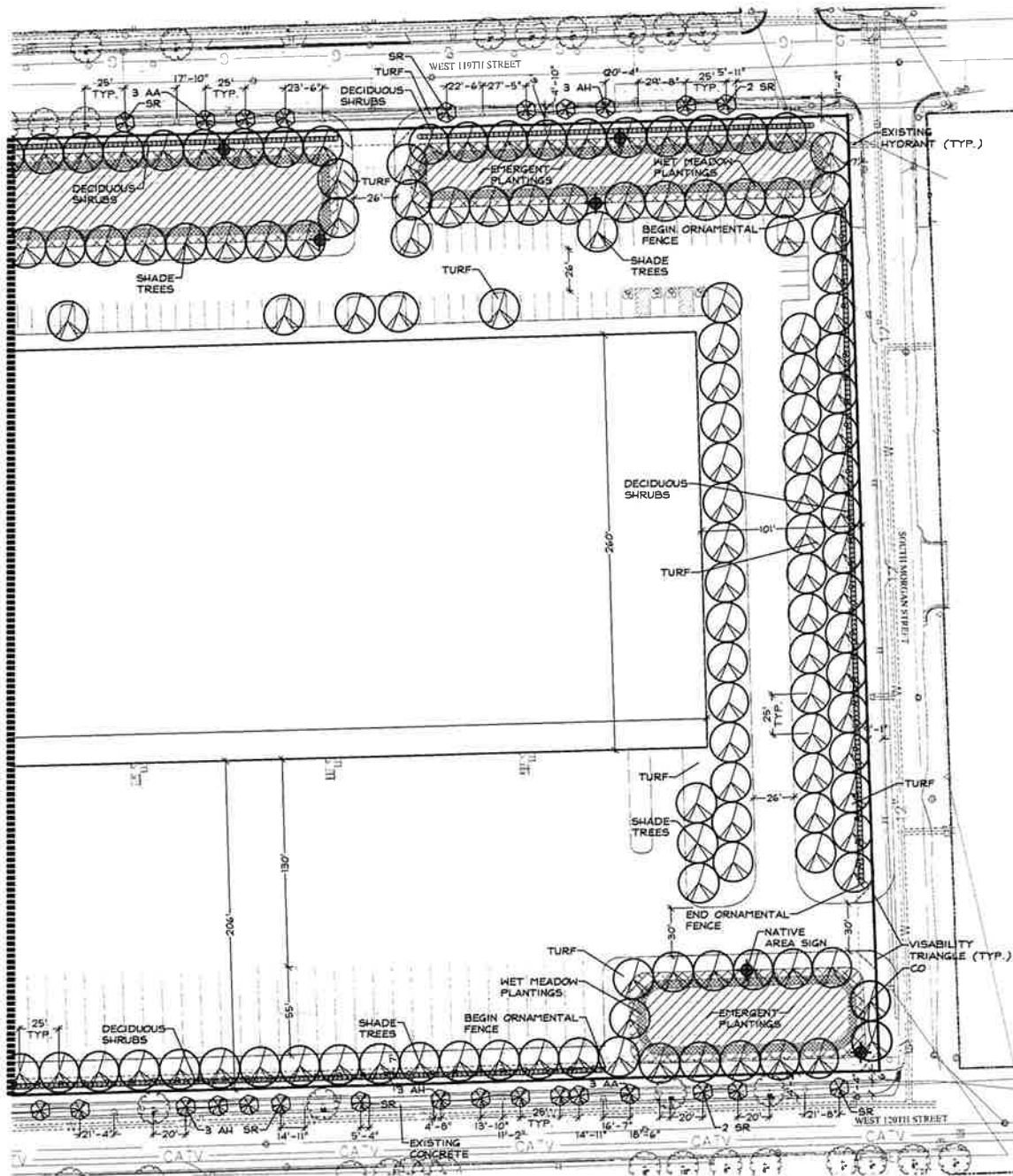
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03	06.19.2024

SHEET L-3

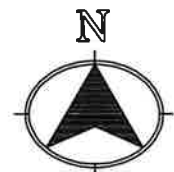


GARY R. WEBER ASSOCIATES, INC.

LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197



 OVERSTORY TREE
  DECIDUOUS SHRUBS
 ORNAMENTAL TREE
  EVERGREEN SHRUBS
 EVERGREEN TREES
  PERENNIALS

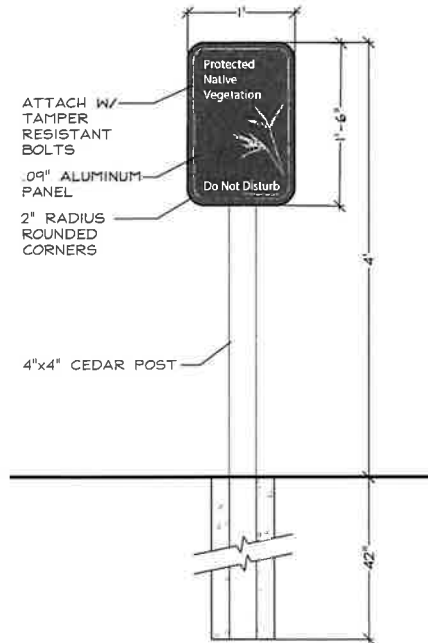


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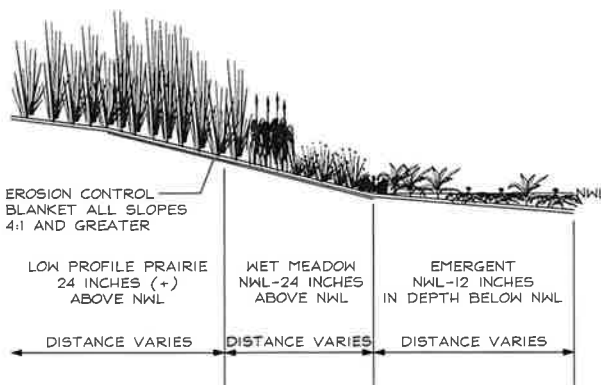
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SIGN NOTES:

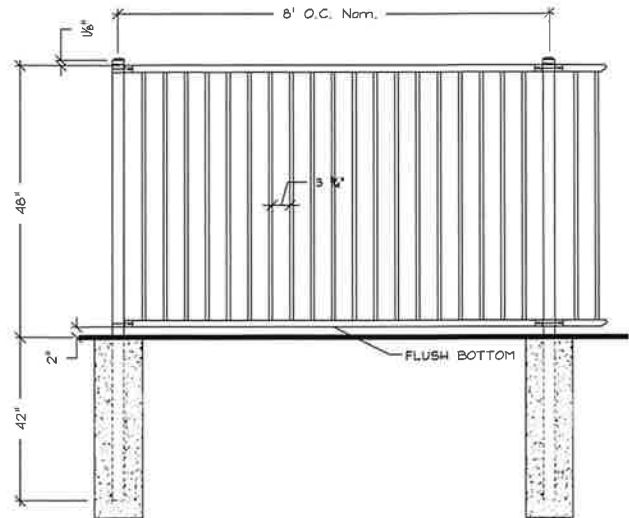
1. SIGN BACKGROUND COLOR:
C=40, M=70, Y=100, K=28
SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY
GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND
COLOR SAMPLE FOR THE PROTECTED NATIVE
VEGETATION SIGN FOR REVIEW AND
APPROVAL BY THE LANDSCAPE ARCHITECT
PRIOR TO FABRICATION AND INSTALLATION.



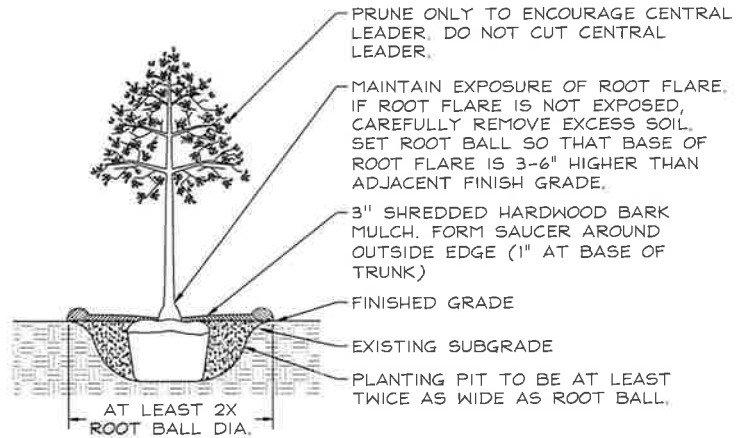
NATIVE AREA SIGN DETAIL
NOT TO SCALE



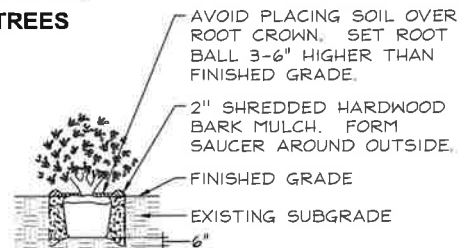
NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE



ORNAMENTAL FENCE DETAIL
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE

LEGEND



TREE TO REMAIN



TREE TO BE REMOVED

LANDSCAPE DETAILS

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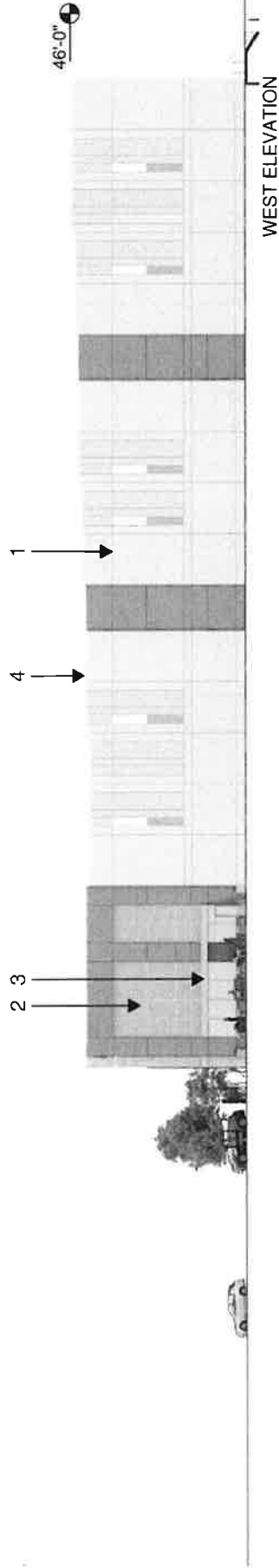
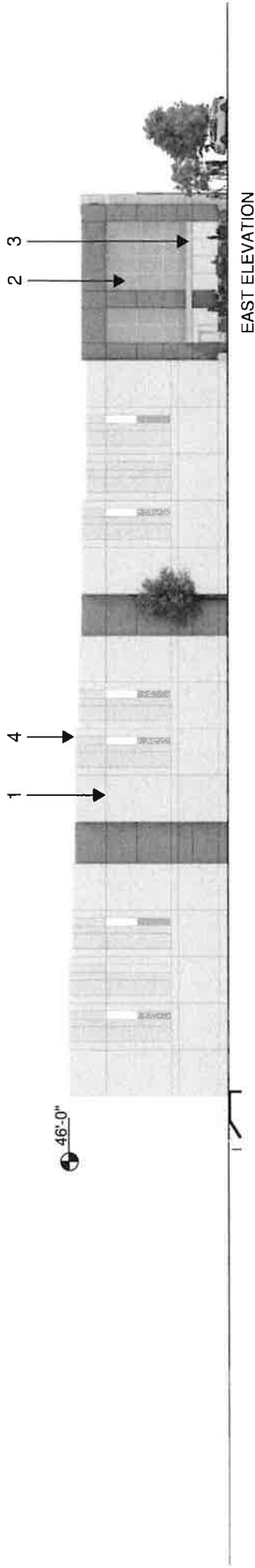
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03 06.19.2024

SHEET L-5



**GARY R. WEBER
ASSOCIATES, INC.**

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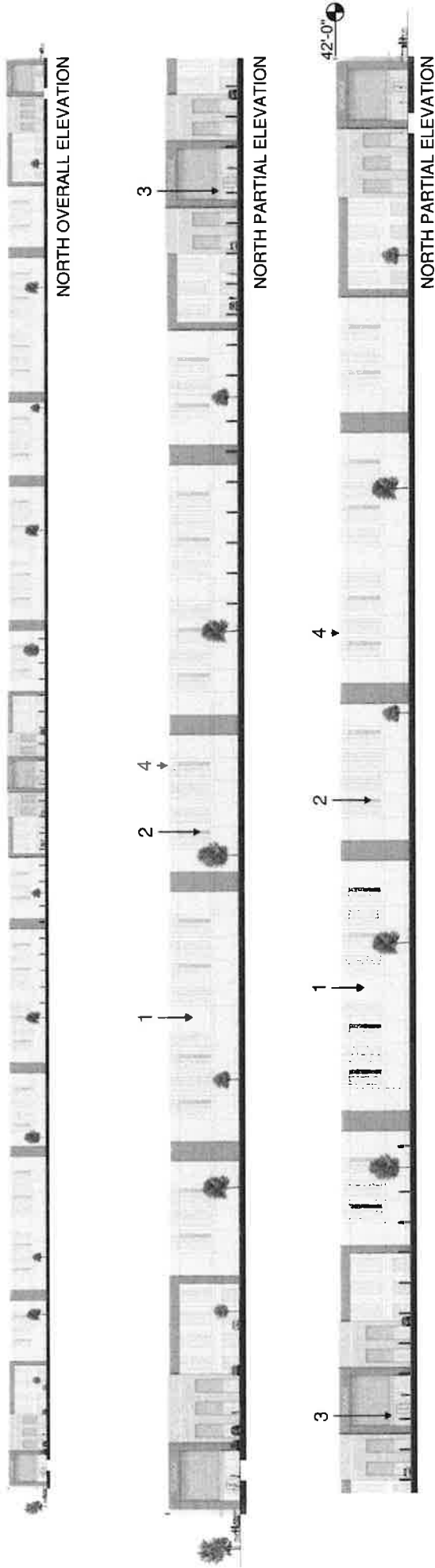
KEYNOTES

- | | | | |
|---|--|---|---|
| 1 | CONCRETE PANEL W/ REVEALS | 4 | METAL COPING TO MATCH ADJACENT PRECAST PANEL |
| 2 | HIGH PERFORMANCE GLAZING SYSTEM W/ ALUMINUM MULLIONS | 5 | 12'X14' DRIVE-IN-DOOR |
| 3 | ALUMINUM COMPOSITE METAL PANEL | 6 | 9'X10' DOCK DOOR
WITH LEVELER SEAL AND BUMPERS |

APPLICANT: WEST PULLMAN DEVELOPMENT PARTNERS, LLC
 ADDRESS: 1001-1235 W. 119th Street and 1000-1234 W. 120th Street
 INTRODUCED: April 17, 2024
 PLAN COMMISSION: 06.20.2024



ELEVATIONS
 119TH ST INDUSTRIAL - CH022 0022 00
 WARE MALCOMB
 06.20.2024



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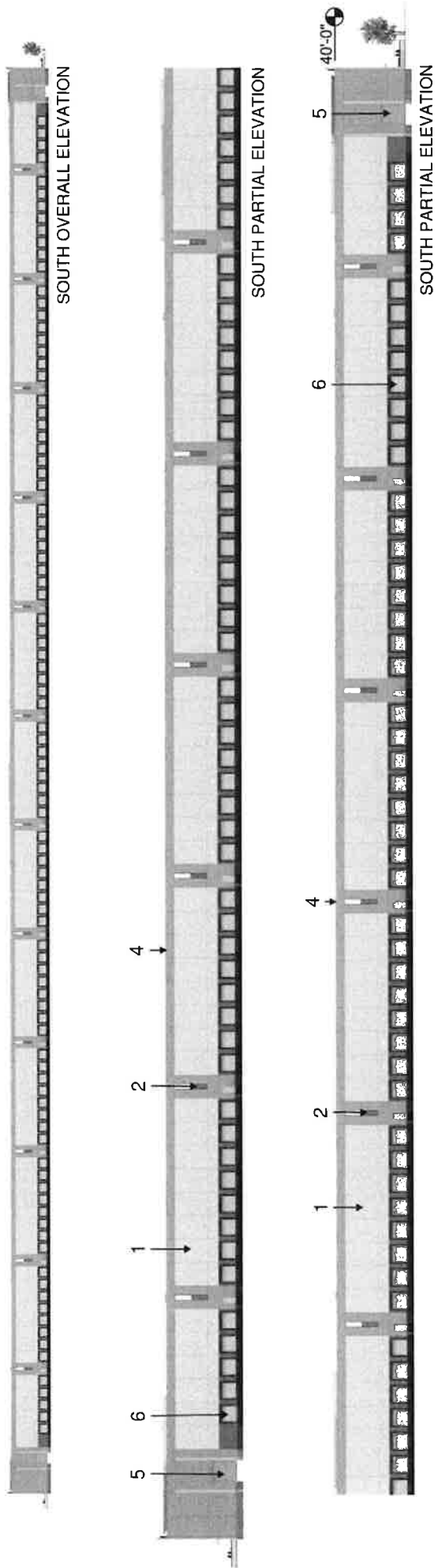
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 INTRODUCED: April 17, 2024
 PLAN COMMISSION: 06.20.2024



ELEVATIONS
 119th ST INDUSTRIAL - CHD22 0022 00
 WARE MALCOMB
 06.20.2024



KEYNOTES

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|---|--|---|---|
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 PLAN COMMISSION: 06.20.2024



ELEVATIONS
 119TH ST INDUSTRIAL - CH022 0022 00

WARE MALCOMB
 06.20.2024



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Bennett R. Lawson
Vice Chairman, City Council Committee on Zoning

From: Ciere Boatright
Cierra Boatright
Chicago Plan Commission

Date: June 20, 2024

Re: Proposed rezoning the site from Planned Manufacturing District Number 10 (PMD 10) to an Industrial Planned Development (application # 22399)

On June 20, 2024, the Chicago Plan Commission recommended approval of the proposed rezoning of the site from Planned Manufacturing District Number 10 (PMD 10) to an Industrial Planned Development, submitted by West Pullman Development Partners, LLC, for the property generally located at 1001-1235 W. 119th Street and 1000-1234 W. 120th Street. The applicant proposes to rezone the site from Planned Manufacturing District Number 10 (PMD 10) to an Industrial Planned Development to allow redevelopment of the site with a 413,400 square-foot speculative light industrial facility. The facility would include 173 surface parking spaces and 119 loading stalls, 97 loading docks, and two at-grade loading doors. A copy of the proposed ordinance is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Erika Sellke at 312-744-9146.

Cc: PD Master File (Original PD, copy of memo)